

**City of Greensboro Planning Department
Zoning Staff Report
April 12, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: 1600 West Lee Street (4.8 acres)

Applicant: Elizabeth King
Owner: RJSWE Holdings

From: LI
To: HB

Conditions: N/A

| SITE INFORMATION | |
|------------------------------------|---|
| Existing Land Use | Office/Warehouse |
| Physical Characteristics | <i>Topography:</i> Flat <i>Vegetation:</i> Developed <i>Other:</i> Existing building features minimal street setback and there is poor access to the rear of the site where off-street parking must be provided |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Mixed Use Commercial |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|--|---|---------------|
| Location | Land Use | Zoning |
| <i>North</i> | Railroad Right-of-Way | LI |
| <i>South</i> | Commercial (Glass Pro, Rent & Roll Custom Wheels & Tires, and International Motor Cars) | CD-GB/LI |
| <i>East</i> | Warehouse/Graphic Design | LI |
| <i>West</i> | Commercial (Skate Shop/Skate Park and Electric Motor Repair & Sales) | HI |

| ZONING HISTORY | | |
|-----------------------|-------------|---|
| Case # | Year | Request Summary |
| 2324 | 1992 | Industrial H to Industrial L approved by Zoning Commission (May 11, 1992) |
| 2344 | 1992 | Heavy Industrial to Light Industrial approved by Zoning Commission (November 9, 1992) |
| D773 | 2002 | Light Industrial to Heavy Industrial denied by Zoning Commission (August 12, 2002) |

| DIFFERENCES BETWEEN LI (EXISTING) AND HB (PROPOSED) ZONING DISTRICTS |
|---|
| LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations, have little or no adverse effect upon adjoining properties. |
| HB: Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. This district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks. |

| TRANSPORTATION | |
|------------------------------|---|
| Street Classification | Lee Street - Major Thoroughfare |
| Site Access | Existing access via Lee Street |
| Traffic Counts | Lee St. ADT = 26,000 |
| Trip Generation | N/A |
| Sidewalks | Existing |
| Transit | Yes |
| Traffic Impact Study | Not required at this time. (See Comments) |
| Other | |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|---|
| Water Supply Watershed | No, drains to North Buffalo Creek and South Buffalo Creek |
| Floodplains | n/a |
| Streams | n/a |
| Other | n/a |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 7A.2: Encourage "home-grown" and community based businesses and entrepreneurs with special emphasis in increasing the number of businesses in traditionally underserved parts of the community.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Reinvestment Corridor: Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: A request to rezone this property to HI was denied by the Zoning Commission in August 2002. Although not conditioned, the proposed land use mentioned at that public hearing was a “sports café-type establishment.”

The Planning Department recommended denial of that August 2002 request. Staff felt it was inappropriate to divide the building with a zoning line, especially since the owner of the portion of the building to the east was opposed to the rezoning and communicated that opposition to staff.

Staff also felt that a change to HI would have been a direction taken contrary to Connections 2025 since West Lee Street is in a Reinvestment Corridor. Heavy Industrial zoning permits intensive uses, many of which would be detrimental to the redevelopment of the corridor and staff felt that the August 2002 proposal would have created adverse consequences for redevelopment efforts.

Since this request is not conditioned, all uses permitted in Highway Business must be considered for this property.

Staff has a concern about the provision for required off-street parking to support a commercial land use. Staff has not seen a site plan which would indicate how compliance can be achieved with regard to the minimum number of off-street parking spaces and the design of a parking lot with adequate vehicular circulation, provision for required landscaping and other site planning concerns. In any event, use of this property will be dependent upon meeting the minimum ordinance requirements.

This zoning reclassification is consistent with the Generalized Future Land Use Map, because the property is located within the Mixed Use Commercial land use classification and an Activity Center. It is also supported by the Growth Strategy map due to being located within a Reinvestment Corridor, and by policies in Connections 2025 such as ensuring that adequate land is zoned and has infrastructure for the various stages of business development and the opportunity for reinvestment in conjunction with an underutilized property.

GDOT: It is GDOT’s understanding that this site will be developed as a bar/nightclub, therefore a Transportation Impact Study (TIS) will not be required as part of this rezoning request. However, if at some time in the future this site were to develop with another use then a TIS **may** be required at that time.

Water Resources: No additional comments.

HCD: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.